

DIRECTORATE OF TOWN & COUNTRY PLANNING, PUNJAB
O/O DISTRICT TOWN PLANNER, AMRITSAR
KOTHI NO. 134, GREEN AVENUE, AMRITSAR

To

M/s The Social Reformer Educational Society,
 Through Dheeraj Bharadwaj,
 Village Patti,
 Tehsil Patti & Distt. Tarn Taran

Memo No. 859 DTP (A)/CLU(19) Dated:- 8/5/2019

Sub: - Regarding Change of Land Use (C.L.U.) for Institutional purpose to M/s The Social Reformer Educational Society, Situated at Village Asal (HB No. 174), Tehsil Patti and District Tarn Taran (Under Compounding Policy).

Ref: Your application dated - 06.05.2019.

Your application referred above regarding Change of Land Use (CLU) for land measuring 3.25 Acres located at village Asal (HB No. 174), Tehsil Patti & District Tarn Taran has been considered in this office. The site fall in notified Draft Master Plan, Patti (2010-2031). The permission for CLU is granted for **Institutional purpose (10th CBSE School)** as per the provisions of "The Punjab Regional & Town Planning & Development Act, 1995" and Rules framed there under & in view of notification issued by Government of Punjab vide Notification No.1126-CTP(PB)SP-432(Gen) dated 26-Feb-2018.

The detail of above mentioned area as verified by Tehsildar Patti dated 15.04.2019 and as per self declaration of the applicant is as follows:-

Sr. No.	Khasra No.	Area for CLU (Kanal Marlas)
1.	31//19/2	3 Kanal 16 Marlas
2.	31//22	7 Kanal 11 Marlas
3.	31//21	7 Kanal 11 Marlas
4.	32//24/2	0 Kanal 4 Marlas
5.	32//25	6 Kanal 18 Marlas
	Total	26 Kanal 0 Marlas (3.25 Acres)

The above permission is subject to the following terms & conditions:-

1. The change of land use shall be in the hands of "M/s The Social Reformer Educational Society, Situated at Village Asal (HB No. 174), Tehsil Patti and District Tarn Taran" for Institutional purpose (10th CBSE School) and he shall be liable to pay all other charges levied or to be levied by the Housing and Urban Development Department from time to time.
2. Applicant shall abide by the provisions of section 83 of "The Punjab Regional and Town Planning and Development Act, 1995." and as amended from time to time.
3. Applicant shall develop the site as a single unit and shall not bifurcate it.
4. **Zoning/Building plan of entire area shall be got approved from competent authority and applicant shall be liable to bound the site as per self declaration and alter the existing structure as per compounding policy under which approval is being granted for the area under consideration. The Applicant shall submit structure safety certificate to the Competent Authority along with detailed building plans.**
5. Applicant shall leave 10 mts green buffer on southern side along the water body as per the provisions of Draft Master Plan, Patti (2010-2031).

6. Thorough Revenue rastas / khals and pucca roads if any, passing through the site shall be kept unobstructed.
7. **Applicant shall be liable to abide by the statement given in the self declaration submitted to the department.**
8. Applicant shall deposit EDC/License/ Permission Fee and all other charges levied or to be levied or to be levied as per compounding police notified by The Housing and Urban Development Department, Punjab from time to time.
9. Applicant shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14/09/2006 as amended from time to time of Ministry of Environment and Forest, Government of India before starting the development works.
10. Applicant shall obtain NOC from PPCB required under the water (Prevention and Control of Pollution) Act, 1974, Municipal Solid Waste Management and Handling Rules, 2016 or any other relevant Act before undertaking any development at the site.
11. This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
12. Applicant shall obtain permission for approach through the forest land from Government of India under Forest Conservation Act, 1980 before undertaking development works at site, if required.
13. Applicant shall be liable to abide by the conditions laid down in the notification regarding fire safety of Government of India D.O. No. K-14011/26/2013-UD-11 Dated 24-9-2014.
14. The Applicant shall ensure the minimum distance from the nearby residential area and institute if any, as prescribed by PPCB, deptt. of Environment or other Competent Authority in this regard and also as per notification no. 3/6/07 STE & (4)/2851 dated 07/08/2007 of the Department of Science, Technology, Environment and non-Conventional Energy Govt. of Punjab.
15. Applicant shall make provision for the disposal of rain/storm water of the proposed project and shall not obstruct the flow of rain/storm water of the surrounding area.
16. The Applicant shall make provision for rain water harvesting, solar heating system and plantation in the premises as per building byelaws or instructions of the Govt. issued from time to time.
17. Applicant shall obtain any other permission required under any other Act at his own level.
18. Applicant shall make its own suitable provision for drinking water supply and disposal of sewerage and solid waste management.
19. As per Memo No. PUDA/CA/2013/1713-16 dated 27.02.2013 restrictions in the area are imposed on construction and installation of any new structure for extraction of ground water resources without prior specific approval of the Authorized Officer (Deputy Commissioner) of the District and subject to the guidelines/ safeguards envisaged from time to time in this connection by Authority for ground water extraction and rain water harvesting/ recharge etc.
20. Electric Connection may be released by PSPCL subject to the condition that Applicant shall get the building plans approved from the Competent Authority before carrying out construction/development works on site. In case Applicant carries out construction without approval of building plans then PSPCL may be asked by the concerned Town Planning office to cancel the connection.
21. This office shall not be responsible for any litigation in any court of law and shall not be made party to any individual case. The permission ceases to be taken as withdrawn at any time in case of any type of litigation/violation.
22. Applicant shall be liable to abide by the conditions laid down in the Memo No. 17/20/2016-1H &UD2/112 dated 02.03.2017 issued by Department of Housing and Urban Development regarding "Action plan for monitoring of construction / demolition activity of buildings within the state of Punjab", while executing construction / demolishing in the site.
23. Applicant shall be liable to abide by the conditions laid down in the Notification No. 18/4/16-6S1/1856 dated 24.06.2016 and as amended from time to time issued by

Department of New & Renewable Energy, Government of Punjab regarding "Punjab Energy Conservation Building Code (Punjab ECBC)".

24. If at any stage, it is found that there is misleading of information regarding any document submitted by you, the CLU issued shall be cancelled without any prior notice.
25. The issue of ownership of land is independent and exclusive of permission of Change of Land Use. Therefore this permission of CLU does not in any manner grant or affects the ownership right of this land, which has to be determined by Competent Authority. The Applicant in whose hand this change of land use lies shall be bound by the decision of such Competent Authority.
26. If applicant wants to extend his site area, then he will extend after taking prior permission for change of land use and approval of building plans of extended and total site area.
27. Applicant will be liable to pay any fees if applicable or any difference in fees by the government in future.

No C.L.U. charges have been charged as per notification No. 17/17/2001-5Hg2/P.F./ 748168/17, Dated: 06-05-16.

District Town Planner
Amritsar.

Endst. No. DTP(A)/ Dated:

A copy is forwarded to the Chief Administrator, ADA, Amritsar along with DD No. 116357 dated 03-05-2019 issued by Bank of Baroda worth Rs. 95,800/- (Rupees Ninety Five Thousand Eight Hundred only) on account of EDC and DD No. 116356 dated 03-05-2019 issued by Bank of Baroda Worth Rs. 13,900/- (Rupees Thirteen Thousand Nine Hundred only) on account of License/Permission fee. The amount may be got verified at your level & difference if any may be recovered from the applicant directly at your end.

District Town Planner
Amritsar.

Endst. No. DTP(A)/ Dated:

A copy is forwarded to the Chief Administrator, PUDA, Mohali along with DD No. 116358 dated 03-05-2019 issued by Bank of Broda Worth Rs. 5550/- (Rupees Five Thousand Five Hundred Fifty only) on account of Social Infrastructure Fund. The amount may be got verified at your level & difference if any may be recovered from the applicant directly at your end.

District Town Planner
Amritsar.

Endst. No. DTP(A)/ Dated:

Copy is forwarded for information and necessary action to:-

1. The Chief Town Planner, Punjab, Chandigarh.
2. Senior Town Planner, Amritsar.
3. Environment Engineer PPCB, Amritsar.

District Town Planner
Amritsar.